

*Leo Carrillo Ranch Historic Park
Ph. 3- Stables Restoration and Chicken
Coop/Restroom Construction Project*

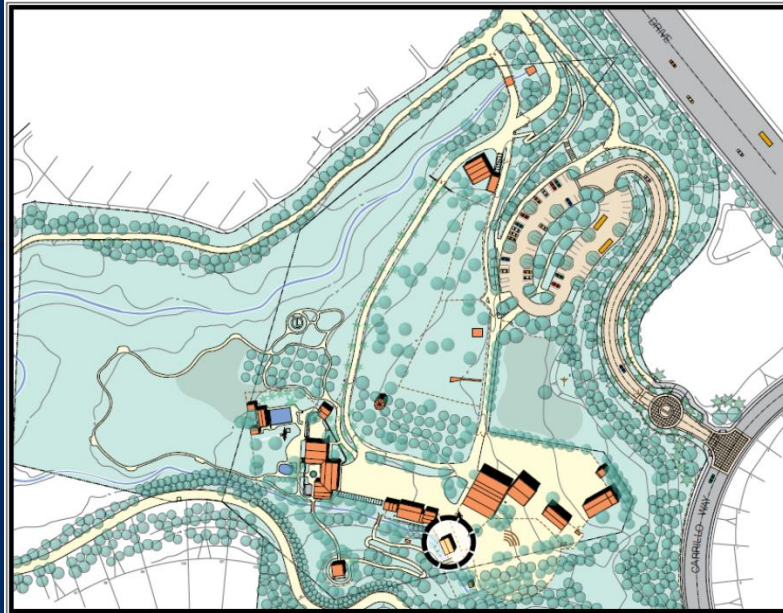
Liz Ketabian, Park Planning Manager

City Council Meeting

May 10, 2016

Leo Carrillo Ranch Park Project Update

Master Plan



- Approved January 1998
- Included 3 Phases

Leo Carrillo Ranch Park Project Update

Master Plan – Phase 1 Improvements

- Seismic retrofit of existing historical structures
- Park perimeter wall
- Completed January 2002



Leo Carrillo Ranch Park Project Update

Master Plan – Phase 2 Improvements

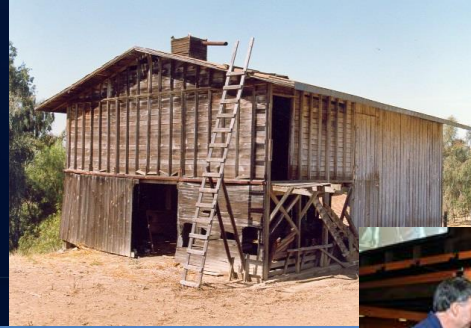
- Many structures of historic core restored
 - (hacienda, pool, old caretakers house, Deedie's art studio, bridge across creek)
- New public parking lot
- Grand Opening- August 16, 2003



Leo Carrillo Ranch Projects Update

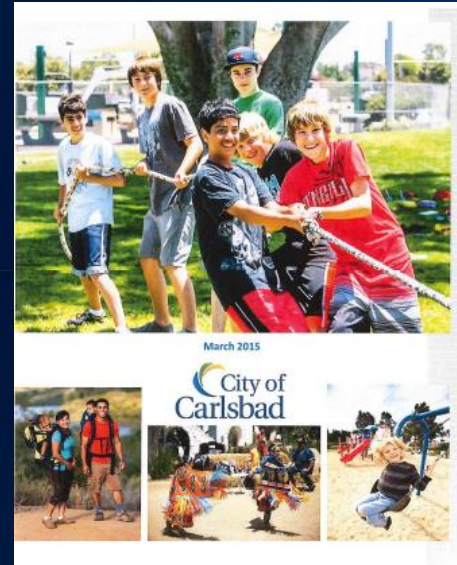
Barn Restoration Project

- Save America's Treasures Grant
- Relocated visitors center
- Kindle Theater
- First Phase 3 project
- Completed August 2011



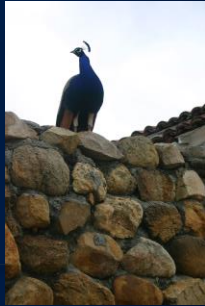
Leo Carrillo Ranch Park Project Update

- December 2013 - Parks & Recreation Needs Assessment and Comprehensive Action Plan
 - Action Item- Update Park Master Plans
- February 2014 – Hired consultant for Leo Carrillo Ranch - Phase 3 Prioritization and Cost Updates



Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction

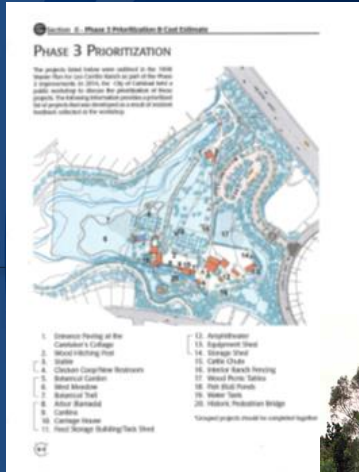


- July 23, 2014 Community Workshop Considerations:
 - Deterioration of structures & Secretary of Interior Standards
 - Public use of the park- How does community access and use the park
 - Private and special events use of the park
 - Community desires from the Parks & Recreation Department's Needs Assessment



Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction



- February 2015- Completion of Phase 3 Prioritization List and Updated Cost Estimates
 - Restoration of stables
 - Re-construction of chicken coop - incorporating restrooms as adaptive reuse
- \$2,000,000 approved for Phase 3 budget
 - Environmental Consultants
 - Professional Architectural Design Services
 - Construction



Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction

- July 2015- Request For Qualifications & Price Proposal
 - Professional Architectural Design Services for Stables Restoration and Chicken Coop/New Restroom



Leo Carrillo Ranch Park Projects Update

Stables Restoration and Chicken Coop/Restroom Construction

- September 2015- Page & Turnbull hired for Architectural Design Services
 - Design and prepare construction bid documents
 - Specialize in historic preservation
 - Experience in construction of similar type projects

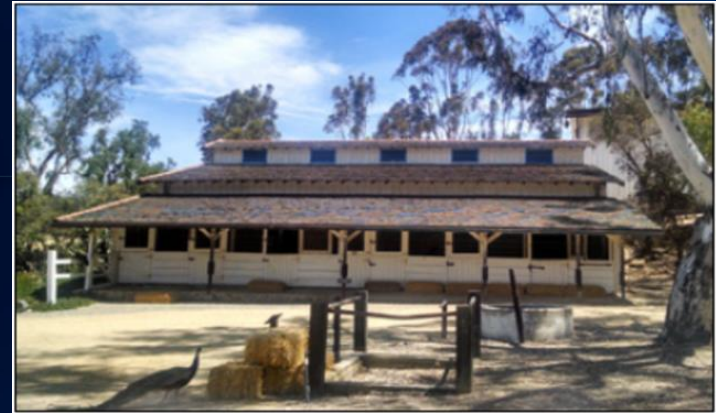


Leo Carrillo Ranch Park Projects Update

Stables Restoration and Chicken Coop/Restroom Construction

■ Tasks

- Inspection and Assessment of Stables Condition
- Design and preparation of construction bid documents
- Contract bidding
- Construction support services

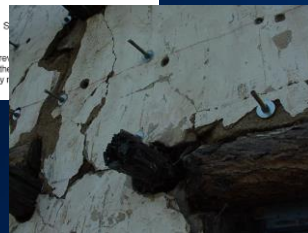


Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction

- March 2016- Ninyo and Moore hired for Hazardous Materials Assessment
 - Lead paint
 - Asbestos
 - Report completed end of April
 - Specifications for abatement

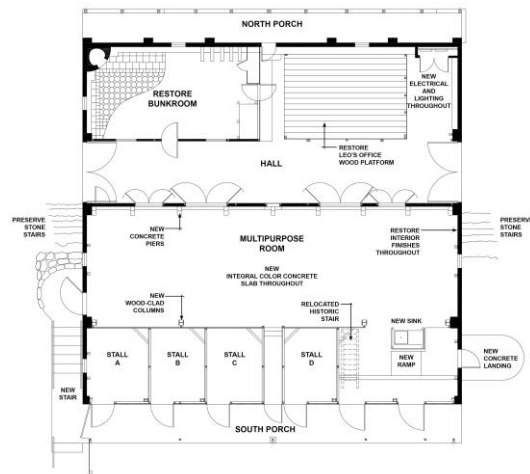
- Conduct bulk sampling of building materials suspected to be asbestos-containing. Bulk sampling involves collection of small pieces of the suspected material (about the size of a postage stamp). A California Division of Occupational Safety and Health Certified Asbestos Consultant or Site Surveillance Technician will conduct the bulk sampling. Sample analysis will be performed by the USEPA recommended method of polarized light microscopy (PLM). Sample analysis will be conducted by an independent, sub-contracted laboratory with appropriate certifications. We have estimated that up to 40 PLM analyses will be performed.
- The National Emission Standard for Hazardous Air Pollutants (40 California Federal Regulations 61 Subpart M) recommends that material found to contain less than 10% asbestos by PLM be further analyzed, or "point-counted," in accordance with a subsection of the USEPA-recommended PLM analysis method. We have estimated that up to 2 "point-counts" will be utilized.
- Visual identification and quantification of building materials falling under the Universal Waste Rule, including potential mercury-containing fluorescent light tubes, thermostats, and switches, items potential containing PCBs, potential tritium-containing exit signs, and potentially Freon™-containing refrigeration and air conditioning systems. Identification of these building materials will be limited to visual observations. Sampling of building materials or associated fluids to confirm their contents is not included in the cost estimate provided herein. The survey report will indicate that waste characterization of materials removed from the site is the contractor's responsibility.
- Prepare an HBM Survey report presenting our data and summarizing our conclusions and recommendations regarding the building.
- Provide approximate locations of identified hazardous building materials on the material location maps, to be included with the HBM Survey.
- Prepare Hazardous Building Materials Abatement/Removal Specifications for construction bid documents.
- Prepare an abatement cost estimate based on bids from previous projects with similar materials. This estimate should give an idea of what the abatement contractors can vary widely based on any number of factors.



Leo Carrillo Ranch Park Project Update

Stables Restoration- Floor Plan-Interior Improvements

- New concrete floors
- Repair worn wood walls/features
- Repair of clay tile flooring
- Restore Leo's bunk house office
- ADA ramp into main multi-purpose event area
- Interior lighting
- Repair livestock stalls
- Repair interior retaining wall
- New AV system
- Estimated construction costs-\$700,000



Leo Carrillo Ranch Park Project Update

Stables Restoration- Exterior Improvements

- Replacement of shingle roof
- Reconstruct window frames and doors
- Repair of existing clay tiles on roof
- Exterior lighting
- ADA accessible access into stables
- New stairs from barn to stables
- Repair south side porch



Leo Carrillo Ranch Park Project Update

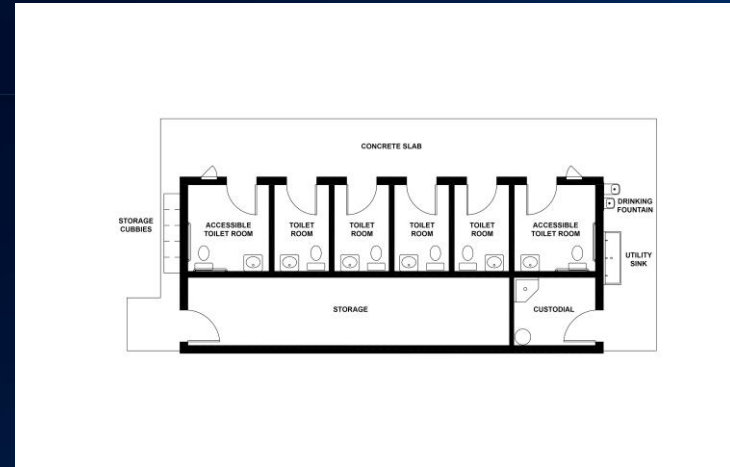
Stables Restoration- Interior Improvements



Leo Carrillo Ranch Park Projects Update

Chicken Coop/Restroom Construction

- Reconstruct chicken coop facade
- 6 new private restroom stalls
- Modern conveniences
- Storage
- Relocate drinking fountain
- Estimated construction cost-\$400,000
- 660 S.F.



Leo Carrillo Ranch Park Project Update

Chicken Coop/Restroom Construction

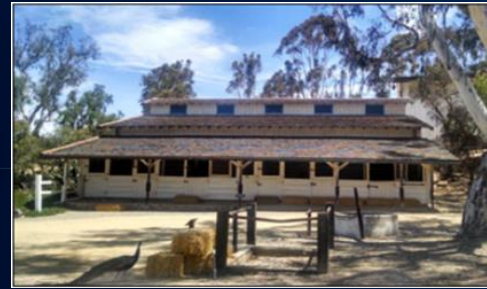


Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction

Next Steps

- May 4- Staff and consultants – completed first review of 100% construction plans
- End May-Final Plans and Specifications resubmittal (Permit set)

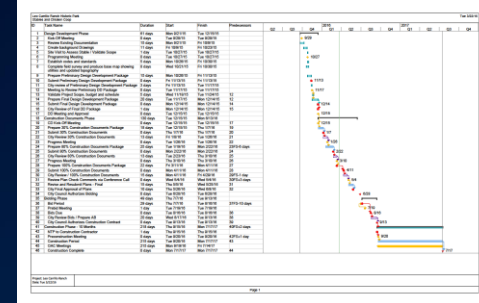


Leo Carrillo Ranch Park Project Update

Stables Restoration and Chicken Coop/Restroom Construction

Remaining Project Schedule

- Early summer-Request authorization at City Council to bid the project
- August-Close bidding
- September-Return to City Council to Award Contract
- October-Begin construction
- August 2017-Project Complete
 - (10 months construction)



Questions ?

